

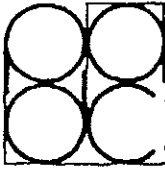
633 Indiana Avenue, NW (Commercial Building)
(People's Drug Store) (PEPCO)
Washington
District of Columbia

HABS No. DC-591

HABS
DC
WASH
305-

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, DC 20013-7127



PENNSYLVANIA
AVENUE
DEVELOPMENT
CORPORATION
425 13TH STREET, N.W.
WASHINGTON, DC 20004

GENERAL CONSULTANTS

ANDERSON NOTTER/MARIANI
GENERAL PRESERVATION & CONSERVATION CONSULTANT
DEVROUX & PURNELL
ASSOCIATE ARCHITECTS
DAVID MCCLAREN HART & ASSOCIATES
PRESERVATION & CONSERVATION CONSULTANT
MONK DUNSTONE ASSOCIATES
COST ESTIMATING CONSULTANT

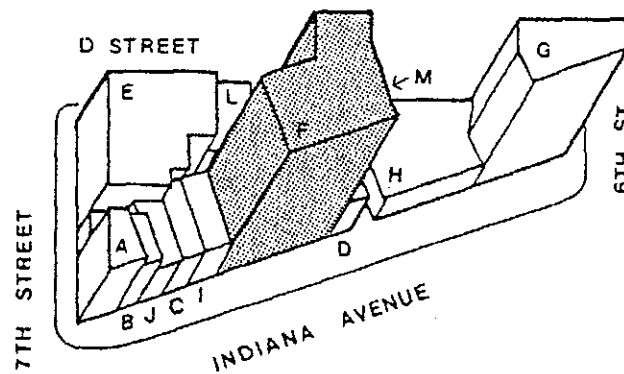
HISTORIC PRESERVATION PROGRAM

BUILDING DOCUMENTATION

HABS No. DC-591

HABS
DC
WASH
305-

People's Drug Store and Pepco
633 Indiana Avenue, N.W.
Lot 825



This documentation was produced for mitigation purposes by the Pennsylvania Avenue Development Corporation. Additional documentation exists for Square 458, within which this structure stands. For photographs, historical, and descriptive data on Square 458, see HABS No. DC-618.

GENERAL DESCRIPTION

Covering a large expanse at 633 Indiana Avenue is a thirteen-story commercial building. Irregular in plan, it occupies Lots 14, 15, 16, 805 and 806 on Indiana Avenue and Lots 17 and 18 on D Street, forming an obtuse "L" whose front and rear facades parallel their respective streets. This modern concrete structure is surrounded by buildings of a much smaller scale. Its Indiana Avenue facade is flanked by modest, three-story buildings dating from the early to mid-Nineteenth Century. On D Street, it stands between a small two-story restaurant to the west and a parking garage to the east.

The structure's main or south facade is 127 feet wide. Built of pre-cast concrete, it is characterized by a regularity of expression. The seven structural bays are expressed on the ground level by eight piers which frame the recessed plate glass windows. The columns rise to the second floor where they separate seven large, slightly elliptical panels. The upper stories of the facade are defined by a repetitive pattern of fourteen window bays per floor, separated by slender concrete mullions rising the full height of the structure.

Between the windows of each floor are narrow, recessed spandrels. The upper two levels of the structure recede approximately ten feet from the building line, repeating the ordered rhythm of the facade below.

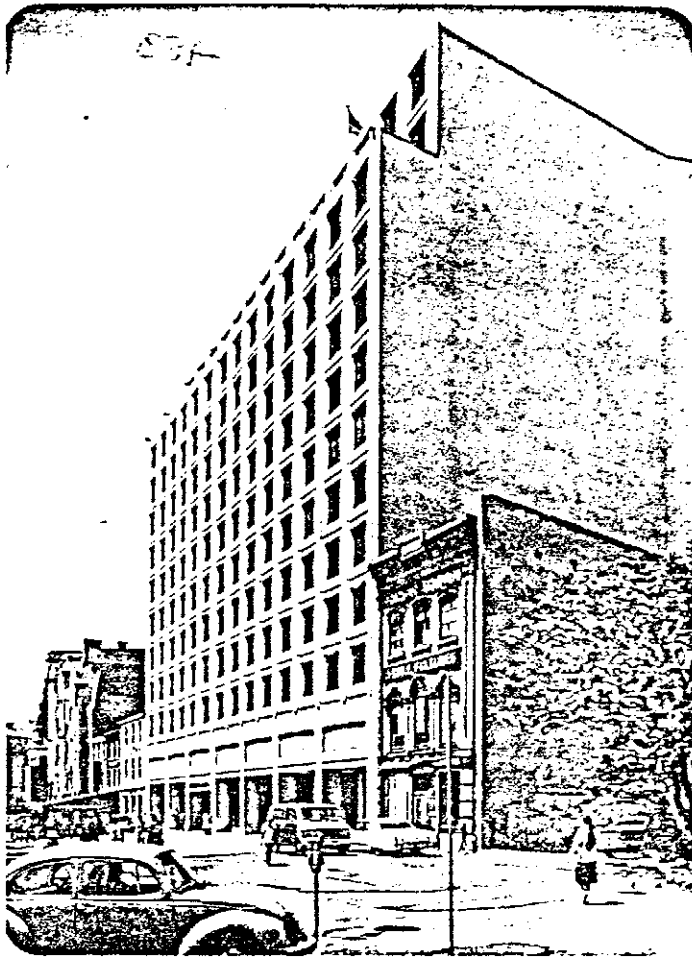
Two flat, solid walls of concrete masonry units converge at an angle of approximately 155° to form the east elevation. The west elevation, of the same material, is visible above the neighboring structures. Its three walls are marked on each level by a series of strip windows.

The north eight-bay facade on D Street replicates details of the Indiana Avenue facade. An entrance to the basement parking garage on the first floor is supported by white brick piers. Cars enter the building at the east end; a plain metal door stands to the west. Vents occupy the five western window bays on the second floor. As on Indiana Avenue, the upper two stories are recessed. A mechanical equipment penthouse structure projects above the roof at the building's center.

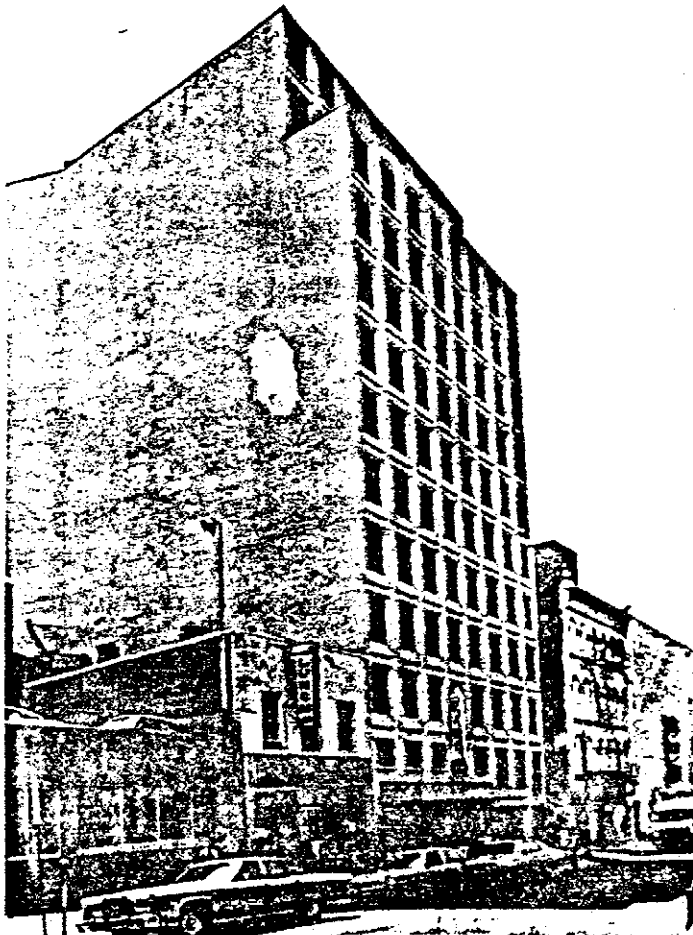
ARCHITECTURAL SIGNIFICANCE

Begun in 1963 and completed in 1965 (Building Permit #B105198, 8/29/1963), the building at 633 Indiana Avenue is the most recent construction on Square 457. Its uniformity, massing and use of materials are representative of the techniques and standards predominant during the 1950s and 60s.

633 Indiana Avenue constitutes an intrusion upon the overall character of the square. Unlike the Judiciary Building, whose removed corner location somewhat compensates for its height, this tall building stands in the square's center and radically interrupts a traditional row of commercial buildings. Its overwhelming mass and modern geometry clash sharply with the older, much smaller structures on the street.



Indiana Avenue Facade (South)



D Street Facade (North)

Lot 3 (Sublot 14)
627 Louisiana Avenue

- 1862.....The City Directory lists a variety of tenants for 627 Louisiana Avenue in 1862. Among these were the W.E. Fisher Company, provision dealers; Tunston and Schofield, sutler's supplies; and Owen B. Angell, commission merchants.
- 1872/73...Lot 14 was assessed at \$4,881.00 to Mary 8. Hill.
- 1877.....Mathew 8. Brady, photographer, was listed as the tenant by the City Directory.
- 1878/79...James M. Varnum and Mary Hill were listed as the trustees and assessed \$4,438.00 for the value of the ground.
- 1883.....A building permit was granted to James M. Varnum on June 9th for 627 and 629 Louisiana Avenue to build one show window with a projection of 2'-8" (Permit #1550).
- 1883/84...James M. Varnum's and Mary Hill's assessment remained the same.
- 1884.....A February 4th permit granted authority to excavate two areas each 4 feet wide projecting 6'-6" from the building line and covered with two wooden doors flush with the pavement (Permit #1004).
- 1893/94...James M. Varnum and Mary Hill still remain as trustees. The assessment rose to \$4,615.00 with the improvements valued at \$4,300.00.
- 1897
to
1912.....R.P. Andrews Paper Company occupied the lot according to the City Directories.
- 1902.....An April 28th permit was issued to James M. Varnum to cut an opening 3'-6" by 7'-0" in the party wall. The permit describes the building as a 3 story warehouse (Permit #1703).
- 1909.....A permit was granted on July 14th to R.P. Andricus, which included 627 and 629 Louisiana Avenue to close up a doorway and to change the position of the same. (Permit #228).

1918

to

1924.....The City Directories intermittently show a listing for the Washington Show Case Exchange.

1925

to

1967.....The City Directories show the Stern Store Fixtures Company as the sole occupant of the building.

1963.....An original building permit dated August 29th granted the Indiana Association permission to build a thirteen story concrete and masonry office building, covering Lots 14, 15, 16, 17, 18, 805 and 806 (Permit #B105198, cost: \$1,000,000.00).

1967.....The City Directories list the occupants of the building as follows:

4th Floor: U.S. Department of Commerce Bureau of Public Roads
Region

U.S. Department of Health, Education and Welfare

6th Floor: U.S. Department of Narcotics

11th Floor: Water Pollution Control Office

12th Floor: Criminal Division Office (Fraud Section)

13th Floor: Justice, Civil Rights Division

1967

to

1981.....The first floor of the building is presently occupied by the People's Drug Store.

Lot 3 (Sublot 18)
622 D Street

1855.....The City Directory lists B.J. Dennis, a piano repair man, at 622 D Streets.

1872/73...Lot 18 was assessed \$3,146.00 to Mary B. Hill.

1877

to

1879.....E.T. Burgee and Son, locksmith's, were listed at 622 O Street in the City Directory.

1878/79...Lot 18 was assessed to James M. Varnum and Mary Hill for \$1,716.00.

1881

to

1892.....The City Directory lists Rufus Brooks, a plumber, as the tenant for 622 O Street.

1893/94...James M. Varnum's and Mary Hill's assessment rose to \$3,146.00 with the improvements value at \$700.00. . .

1894.....The City Directories list the W.O. Newton Company, a printer's machinery manufacturing company, as the tenant of 622 and 624 D Street.

1903.....The Baist Plat Map for this year reflected a slight variation in the numbering system. Lot 18 previously designated by 622 D Street became 626 O Street.

1906

to

1910.....The R.P. Andrews Paper Company Inc. was listed as the tenant of 626-630 O Street.

1963.....An original building permit dated August 29th granted the Indiana Association permission to build a thirteen story concrete and masonry office building covering Lots 14, 15, 16, 17, 18, 805 and 806 (Permit #8105198, cost: \$1,000,000.00).

1967.....The City Directories list the occupants of the building as follows:

4th Floor: U.S. Department of Commerce
Bureau of Public Roads Region

U.S. Department of Health, Education and Welfare

6th Floor: U.S. Department of Narcotics

11th Floor: Water Pollution Control Office

12th Floor: Criminal Division Office (Fraud Section)

13th Floor: Justice, Civil Rights Division

1967
to

1981.....The First Floor of the building is presently occupied by the People's
Drug Store, Inc.

Lot 4 (Sublots 15, 16, 17, 813)
629-631 Louisiana Avenue
626-630 D Street

Lot 4, as originally platted measured 66.75 feet on its D Street side, and close to 60 feet on its Louisiana Avenue side. Lot 4 was subdivided into four sublots designated 15, 16, 17 and 813. Lots 15 and 16 had frontage on Louisiana Avenue, and Lots 17 and 813 had frontage on D Street.

The Baists' Plat Maps and the City Directories reflect a variation on the numbering system on the south side of D Street between Sixth and Seventh Streets, N. W.

1796.....In August of this year, Square 458 was subdivided into lots and Lot 4 along with Lots 6 and 7 remained in the title of David Burnes (Records of the Surveyor of the District of Columbia, N. K. 139).

1819.....Lot 4 was assessed in the name of James M. Varnum and Andrew Tate.

1824.....James M. Varnum's heirs were assessed \$1,291.00 for his portion of Lot 4, and Andrew Tate was assessed \$240.00 for his part of the lot.

1829/33..James M. Varnum's heirs were assessed \$1,364.00 for the land and \$3,500.00 for the improvements to the property.

Andrew Tate's heirs were assessed \$400.00 for their property and \$1,700.00 for the improvements.

Lot 4 (Sublot 15)
629 Louisiana Avenue

1858

to

1884.....Gilbert M. Wight, a carpenter, builder and furniture dealer was listed under 629 Louisiana Avenue in the City Directories.

1870.....Lot 4 was assessed in the name of James M. Varnum's estate.

1872/73..Lot 15 was assessed for \$5,591.00 in the name of Joseph B. Varnum.

1883/84..Lot 15 was still in Joseph B. Varnum's name, assessed at \$5,083.00.

1886

to

1891.....The City Directories list Hill and Company, grocers, as the occupant of the building.

1893/94..Joseph B. Varnum, Jr. was assessed \$5,286.00 for the ground value of Lot 15 and \$4,300.00 for the improvements to the property.

1903

to

1916.....The R. P. Andrews book and paper dealer occupied the building according to the City Directories.

1908.....A permit was issued to the R. P. Andrews Paper Company on August 28 to erect show windows size 3'-0" x 8'-9" and add a new front (Permit #799, contractor: C. A. Campbell).

1918

to

1922.....The City Directories lists the Washington Show Case Exchange under 625-631 Louisiana Avenue.

1925

to

1967.....The City Directories list the Stern Company, store fixtures, under 627-631 Louisiana Avenue.

1931.....Louisiana Avenue was renamed Indiana Avenue.

1963.....A permit was issued the Indiana Association on August 29 to build a thirteen story concrete and masonry office building (Permit #B105198, cost: \$1,000,000.00).

1967.....The City Directory lists the occupants of the building as follows:

4th floor: U. S. Department of Commerce
Bureau of Public Roads Region

U.S. Department of Health

6th floor: U. S. Department of Narcotics

11th floor: Water Pollution Control Office

12th floor: Criminal Division Office (Fraud Section)

13th floor: Justice, Civil Rights Division

1967

to

1981.....The first floor of the building has been occupied by the Peoples' Drug Store, Inc.

Lot 4 (Sublot 16)
631 Louisiana Avenue

1870.....Scherr and Company, commission merchants were listed in the City Directories under 631 Louisiana Avenue.

Lot 4 was assessed \$15,000.00 to the Varnum Estate.

1872/73..Joseph B. Varnum was assessed \$4,634.00 for Lot 16.

1881

to

1900.....John Beck operated a restaurant/saloon at 631 Louisiana Avenue according to the City Directories.

1883/84..Joseph B. Varnum's assessment dropped slightly to \$4,213.00.

1893/94..The assessment of Lot 16, now in the name of Christian Beck, was \$4,301.00 for the value of the ground and for \$4,300.00 for the improvements to the property.

1900

to

1915.....The City Directories list Theodore Beck, a restaurant proprietor at 631 Louisiana Avenue.

1917

to

1922.....The City Directories list the Washington Show Case Exchange under 625-631 Louisiana Avenue as the occupant of the building.

1925

to

1967.....The Stern Company, store fixtures, is listed in the City Directories as the tenant of 625-631 Louisiana Avenue.

1931.....Louisiana Avenue was renamed Indiana Avenue.

1963.....A building permit issued to Abe Poltim granted permission to take down one three story brick dwelling size 20 feet x 80 feet x 30 feet situated at 631 Indiana Avenue (Permit # B 97513).

1967.....A permit granted to the Indiana Association to build a thirteen story concrete and masonry office building (Permit # B 105198, cost: \$1,000.000.00).

1967

to

1981.....For occupants of the building refer to Lot 15.

Lot 4 (Sublot 17)
526-634 D Street

The Baist Plat Maps and the City Directories reflect a variation on the numbering system on the south side of D Street between Sixth and Seventh.

1855.....Thomas Wheeler, a plasterer, was listed under 626 D Street in the City Directories.

1872/73..Joseph B. Varnum was assessed \$2,599.00 for Lot 17 according to the tax records.

1877

to

1879.....George Schaeffer, a plumber, was listed in the city directories under 626 Louisiana Avenue.

1878/79..Joseph B. Varnum Jr. was assessed \$1,418.00 for Lot 17.

1893/94..The tax records show Joseph B. Varnum's assessment at \$2,599.00 for the ground value, and \$700.00 for the improvements to the property.

1889

to

1892.....The City Directories list Charles Marggraf, Dyers and Scourer, as the tenant of 626 D Street.

1899/

1900.....Joseph B. Varnum Jr. was assessed \$2,599 for the ground and \$600.00 for the improvements to the ground.

1900

to

1912.....The City Directories list the R. P. Andrews Paper Company as the tenant of 626-634 D Street.

1967.....A permit was issued to the Indiana Association to build a thirteen story concrete and masonry office building (Permit # B 105198, cost: \$1,000,000.00)

1967

to

1981.....For a listing of the tenants of this building refer to Lot 15.

Lot 4 (Sublot 813)
630-636 D Street

The Baist Plat Maps and the City Directories reflect a variation on the numbering system on the south side of D Streets between Sixth and Seventh Streets, N. W.

1866

to

1893.....John Beck, a restaurant/saloon proprietor was listed at 630 D Street in the City Directories.

1878/79..The tax records show the lot assessed to John Beck at \$2,322.00.

1893/94..John Beck's assessment was \$4,025.00 for the ground value and \$3,080.00 for the improvements to the property.

1900

to

1912.....The City Directories show the building occupied by the R. P. Andrews Paper Company.

1931.....Louisiana Avenue was renamed Indiana Avenue.

1967.....A building permit dated August 29, 1967 was granted to the Indiana Association to build a thirteen story concrete and masonry office building covering Lots 14, 15, 16, 805, 806, 813 and 17 (Permit B105198, cost: \$1,000,000.00).

1967

to

1981.....For a list of occupants of the building refer to Lot 15.

Lot 5 (Sublot 805)
633 Louisiana Avenue

1819.....Lot 5 was assessed in the name of Anthony Van Mannerick.

1824.....Anthony Van Mannerick was assessed \$1,858.00 for the ground value and \$80.00 for the improvements to the property.

1844.....Lot 5 was assessed in five parts in the following manner:
Jonathan Cattlett for \$1,094.00, Jonathan Ryan for \$2,298.00, Charles Miller for \$135.00, Jonathan Donohoo for \$135.00, and William B. Kibby for \$502.00.

1870.....The City Directory lists G.M. Hayward and Company, stoves and tinware, as the occupant of 633 Louisiana Avenue.

1872

to

1900.....Tucker and Sherman, building materials, are listed in the City Directories as the tenants.

1883.....A permit was issued on August 9th to Washington B. Williams, a carpet dealer, which granted authority to build a one story brick back building with a tin roof. The size of the building would be 12 ft. by 18 ft. (Permit #215).

1884

to

1885.....Washington B. Williams, the carpet dealer, was listed at this location in the City Directory.

1916

to

1943.....The furniture dealer, David Notes, was the occupant of the building according to the City Directories.

1921.....David Notes was issued a building permit on June 22nd to remove the existing show window and replace it with a new front and make general repairs. The permit lists the architect as William H. Lawson (Permit #8041, cost: \$100.00).

1925.....A July 14th permit authorized David Notes, the furniture dealer, to remove an existing wall and replace it with a 9 inch brick wall, and to build a new roof with skylights (Permit #391, cost: \$100.00).

1931.....Louisiana Avenue was renamed Indiana Avenue.

1963.....A permit was issued on March 18th to take down a three story brick dwelling (Permit #B97513).

1963.....An original building permit dated August 29th granted the Indiana Association permission to build a thirteen story concrete and masonry office building. The building covered Lots 14 and 18 of the original Lot 3, all of the original Lot 4, and Lots 805 and 806 at the original Lot 5 (Permit #B105198, cost: \$1,000.00).

1967.....The City Directory lists the occupants of the building as follows:

4th Floor:	U.S. Department of Commerce Bureau of Public Roads Region U.S. Department of Health, Education and Welfare
6th Floor:	U.S. Department of Narcotics
11th Floor:	Water Pollution Control Office
12th Floor:	Criminal Division Office (Fraud Section)
13th Floor:	Justice, Civil Rights Division

1967/81...The first floor of the building has been occupied by the People's Drug Store, Inc.

Lot 5 (Sublot 806)
635 Louisiana Avenue

1819.....Lot 5 was assessed in the name of Anthony Van Mannerick.

1824.....Anthony Van Mannerick was assessed \$1,858.00 for the ground and \$80.00 for the improvements to the property.

1844.....Lot 5 was assessed in five parts in the following manner:
Jonathan Cattlett for \$1,094.00, Jonathan T. Ryan for \$2,298.00,
Charles Miller for \$135.00, Jonathan Donohoo for \$135.00 and
William B. Kibby for \$502.00.

1870
to

1900.....The City Directory lists Elias E. White, a grocer, as the tenant of
635 Louisiana Avenue.

1879.....Elias E. White was issued a permit to build a brick wall in the rear
of the premises on September 9th (Permit #341, cost: \$10.00).

1900
to

1907.....For eight years, McLain Brashears, a grocer, was listed as the occupant
in the City Directories.

1916
to

1921.....The HUB Furniture Company used 635 Louisiana Avenue as a storehouse
according to the City Directories.

1922
to

1940.....The Standard Cigar and Tobacco Company was listed as the tenant of
the building in the City Directories.

1931.....Louisiana Avenue was renamed Indiana Avenue.

1948/63..Nathan Kirstein, a furniture dealer, was listed in the City Directories.

1963.....An original building permit dated August 29th was to the Indiana Association to build a thirteen story concrete and masonry office building. The building covered Lots 14 and 18 of Lot 3, all of the original Lot 4 and Lot 805 and 806 of the original Lot 5. (Permit #8105198, cost: \$100,000.00).

1964.....The City Directories list the occupants of Indiana Avenue building as follows:

4th Floor:	U.S. Department of Commerce Bureau of Public Roads Region U.S. Department of Health, Education and Welfare
6th Floor:	U.S. Department of Narcotics
11th Floor:	Water Pollution Control
12th Floor:	Criminal Division (Fraud Section)
13th Floor:	Justice Department Civil Rights Division

1967
to

1981.....The People's Drug Store, Inc. now occupies the first floor of the building.

SOURCES

Baist Real Estate Atlas

Bastert and Enthoffer Plat Maps

Boyd's City Directories

District of Columbia Building Permits

District of Columbia General Assessment Records

District of Columbia Recorder of Deeds

District of Columbia Surveyor's Office Records

District of Columbia Tax Records

Hopkins Real Estate Atlas

Polk's City Directories

Property Map for Downtown Urban Renewal Area for District of Columbia Redevelopment Land Agency.

Sanborn Insurance Map

STATE District of Columbia	COUNTY	TOWN OR VICINITY Washington
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME)		HABS NO. DC-591
SECONDARY OR COMMON NAMES OF STRUCTURE 633 Indiana Avenue Office Building		
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) 633 Indiana Avenue, N. W., Square 458, Lots 14, 15, 16, 805, 806 (Indiana Avenue), Lots 17, 18 (D Street)		
DATE OF CONSTRUCTION (INCLUDE SOURCE) 1965 (Permit #B105198, 8/29/1963)	ARCHITECT(S) (INCLUDE SOURCE) Unknown; architect not listed in bldg. permit.	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE) The commercial structure's uniformity, massing and use of materials are representative of mid-20th Century building techniques. The size, scale and fenestration of the structure makes it an intrusion upon the overall character of the Square.		
STYLE (IF APPROPRIATE) Modern		
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) Steel frame with pre-cast veneer.		
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) Obtuse L-shape plan; main facade 127' wide.		
EXTERIOR FEATURES OF NOTE 7 bays (Indiana Avenue) x 8 bays (D Street), Ground Level - Piers framing recessed plate glass. Upper Levels - precast concrete window panels.		
INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED) All Floors - basically open plan with 8 square columns; modern finishes.		
MAJOR ALTERATIONS AND ADDITIONS WITH DATES No major changes are apparent nor recorded.		
PRESENT CONDITION AND USE Excellent - commercial space on ground level, offices on upper levels.		
OTHER INFORMATION AS APPROPRIATE This building lies within the boundaries of the Pennsylvania Avenue National Historic Site. It is scheduled for redevelopment as part of the Pennsylvania Avenue Development Corporation's Historic Preservation Plan, 1977.		
SOURCES OF INFORMATION (INCLUDE LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.) Records, National Archives - building permit information. Washingtoniana Collection, Martin Luther King Memorial Library - plat map information.		
COMPILER, AFFILIATION Suzanne Frangia, Anderson Notter/Mariani for the Pennsylvania Avenue Development Corporation		DATE 9/17/81